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CHANGE IN CONDITION APPLICATION
LETTER OF INTENT

The Memory Center submits this Letter of Intent for the Change in Condition Application filed in connection with an approximate 7.68 acre tract of land located on Findley Road in Johns Creek, Georgia (the "Property"). The Property is currently zoned O-I and is adjacent to the office building which houses City Hall.

The Property was zoned O-I in 1990, pursuant to #Z90-036 (NFC), at which time conditions governing the development of the Property were imposed (a copy of the existing conditions which encumber the Property are attached hereto as Exhibit "A" and incorporated herein by this reference). At this time, the Applicant seeks to modify the original conditions in order to accommodate its proposed use of the Property for a Convalescent Center in accordance with the site plan enclosed herewith. The Applicant is proposing a development that is a "by right" use within the O-I zoning classification.

The Property is also adjacent to the Emory Johns Creek Hospital campus. The proposed development will serve as a transitional use from more intense uses along the Peachtree Parkway corridor to the residential developments along Findley Road, and it is complimentary to the health care complex which exists in the immediate vicinity of the Property.

If approved, The Memory Center intends to construct and operate a single-story, 48 suite "memory care" facility on the Property. "Memory care" refers to assisted living care focused on persons living with Alzheimer's and other forms of dementia. The Memory Center's residents live in semi-private or private rooms and engage in structured activities designed to assist those with memory loss. Staff members are trained to care for those in cognitive decline. The Memory Center's unique "Town Center and Neighborhood" model was designed exclusively to assist the person living with memory challenges by reducing the frustration and agitation that usually accompany memory loss. With a variety of daily activities designed to meet the needs of an aging brain, low staff turnover and the highest quality of care, The Memory Center provides residents the chance to live well with Alzheimer's and dementia while providing their families with support and peace of mind. [Additional information regarding The Memory Center and its operations may be found at www.thememorycenter.com.]

As noted above, The Memory Center files this Application requesting that a certain condition of zoning be changed so as to be compatible with the intended development of the Property.

Condition 1(a) currently reads as follows:

"Office and accessory uses, including financial establishments, at a maximum density of 10,950 square feet of gross floor area per acre zoned or a total gross floor area of 1,600,000 square feet, whichever is less."

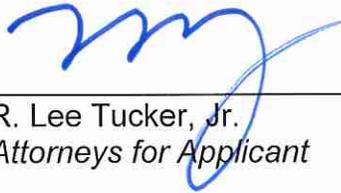
The Memory Center respectfully requests that Condition 1(a) be modified to read as follows:

“Office and accessory uses, including financial establishments and convalescent center facilities, at a maximum density of 10,950 square feet of gross floor area per acre zoned or a total gross floor area of 1,600,000 square feet, whichever is less.”

We respectfully request your approval of the requested change in condition and hereby offer to meet with staff of the City of Johns Creek Department of Planning & Development to address any concerns they may have.

Respectfully submitted this 5TH day of May, 2015.

MAHAFFEY PICKENS TUCKER, LLP



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